

Ref: 8564

NO. 23 MILLANDS, GOREY, CO. WEXFORD Y25 FD93



BER D1

QUINN PROPERTY
www.quinnproperty.ie

Well-Located Four Bedroom Bungalow with Detached Garage For Sale By Private Treaty



LOCATION & DESCRIPTION:

Nestled just five minutes from Gorey's Main Street, this property offers access to an excellent choice of schools in primary, secondary, post leaving and adult education, Educate Together and a Gaelscoil. There is a wealth of restaurants, shops, pubs, award winning hotels, a vast array of local leisure amenities such as endless sandy beaches, golf courses, swimming and leisure centres. Wexford is a 40-minute drive, Enniscorthy a 25-minute drive while Dublin is a comfortable commute of approximately one hour.

This beautifully presented four-bedroom bungalow offers a perfect blend of modern style and timeless character. Tastefully decorated throughout, the home combines contemporary finishes with charming original features, including attractive fireplaces that add warmth and personality. Enjoying a beautiful outlook onto an attractive green area, the residence occupies a particularly desirable setting, and opportunities to acquire homes in this much sought-after location rarely come to market. The residence benefits from ample parking, a detached garage, and a beautifully maintained rear garden featuring raised flower beds, mature lawns, and established shrubbery, creating a private and inviting outdoor space. Offering broad appeal, this property is perfectly positioned for first-time buyers, growing families, or those seeking to enjoy a more relaxed pace of life without compromising on access to the amenities and convenience of a vibrant town setting. Accommodation comprises as follows:



Entrance Hall:	3.49m x 6.91m	Laminate flooring
Living Room:	3.79m x 4.18m	Laminate flooring, feature fireplace, open fire
Kitchen/Dining Room:	3.29m x 5.75m	Linoleum flooring, feature fireplace, open fire, electric cooker, extractor fan, plumbed for washing machine, plumbed for dishwasher, door to rear porch
Rear Porch:	1.53m x 1.57m	Linoleum flooring, panoramic garden views
Bathroom:	3.49m x 1.96m	Linoleum flooring, bath with tiled surround, shower, W.C., W.H.B.
Hotpress:		Linoleum flooring, shelving
Bedroom 4:	3.29m x 2.20m	Laminate flooring
Bedroom 3:	3.80m x 2.64m	Laminate flooring
Bedroom 1:	3.27m x 3.53m	Laminate flooring, built in wardrobe
Bedroom 2:	2.72m x 3.05m	Laminate flooring
Garage:	4.6m x 3.9m 2.4m x 3.9m	Concrete flooring, W.C., W.H.B.





OUTSIDE:

To the front of the property is a well-maintained front lawn together with ample off-street parking. A detached garage provides additional parking and valuable storage space as well as a W.C. and W.H.B. Convenient side access leads directly to the rear garden which features mature shrubbery and established planting, creating an attractive and private outdoor setting. Offering excellent versatility, this space is ideally suited to family living, gardening enthusiasts, and outdoor entertaining.



SERVICES AND FEATURES:

Mains Water
Mains Sewerage
Oil Fired Central Heating
Property Extends To C. 94 m²
Built: 1980



BER DETAILS:

BER: D1
BER No. 119072221
Energy Performance Indicator: 254.52 kWh/m²/yr



Ideally Positioned For Modern Living with Peaceful Surroundings and Town Convenience

A.M.V. €400,000

Ground Floor



Total area: approx. 93.7 sq. metres



The above particulars are issued by **QUINN PROPERTY** on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN PROPERTY**. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.